



Immaculately presented internally and externally this three bedroom semi detached house comes to market with Smith & Friends. The resin driveway has ample parking facilities to the front and side of the property. Parking is provided in abundance with the large driveway, space for three cars and due to the location, the added benefit of extra parking directly outside of the driveway for visitors.

The rear garden is well maintained, with a potting shed, plenty of storage and access to a bar, summer house which is kitted out with a utility and cloakroom. The owners have updated the property throughout to a high specification and is decorated beautifully to a excellent standard. The ground floor has a modern fitted kitchen with a breakfast bar, separate living/dining area and a conservatory. The upper level has three bedrooms and a well presented family bathroom. Acklam Road is located close to the A66 and A19 which is idea for commuting and situated close to Macmillan Academy and Thornaby Town Centre.

Acklam Road, Stockton-On-Tees, TS17

7JR

3 Bed - House

£200,000

EPC Rating: D

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALLWAY

13'10 x 6'4 (4.22m x 1.93m)

Double glazed door to front elevation, laminate flooring, radiator and stairs leading to upper level.

LOUNGE

11'3 x 11'10 (3.43m x 3.61m)

Double glazed square bay window to front elevation, fire surround, laminate flooring, coved ceiling and radiator.

DINING AREA

13'10 x 10'7 (4.22m x 3.23m)

Laminate flooring, fireplace, coved ceiling, internal double doors leading to lounge, double glazed doors to rear leading to the conservatory.

CONSERVATORY

11'10 x 9'5 (3.61m x 2.87m)

KITCHEN

20' x 6'6 (6.10m x 1.98m)

Base and wall units, gas hob with built-in oven and extractor fan, double glazed window to side aspect, laminate flooring, spot lights, breakfast bar, two radiators, double glazed window to rear aspect, double glazed door to side access and boiler cupboard.

UTILITY/CLOAKROOM

7'4 x 7'1 (2.24m x 2.16m)

Sink and drainer, wall and base units, double glazed window to front aspect and storage cupboard.

CLOAKROOM

2'2 x 6'9 (0.66m x 2.06m)

WC, wash hand basin and double glazed window to side aspect.

BAR AREA

14'9 x 7'7 (4.50m x 2.31m)

Double glazed door to side aspect, two double glazed windows to side aspect and two windows to rear.

LANDING

7'10 x 3'1 (2.39m x 0.94m)

Single glazed window to side aspect, carpet flooring, coved ceiling and loft access.

BEDROOM 1

11'4 x 11'11 (3.45m x 3.63m)

Double glazed bay window to front aspect, carpet flooring, fitted wardrobes and radiator.

BEDROOM 2

11'4 x 12'2 (3.45m x 3.71m)

Double glazed window to rear aspect, carpet flooring, radiator and storage cupboard.

BEDROOM 3

8'1 x 6'5 (2.46m x 1.96m)

Double glazed window to front aspect, radiator and carpet flooring.



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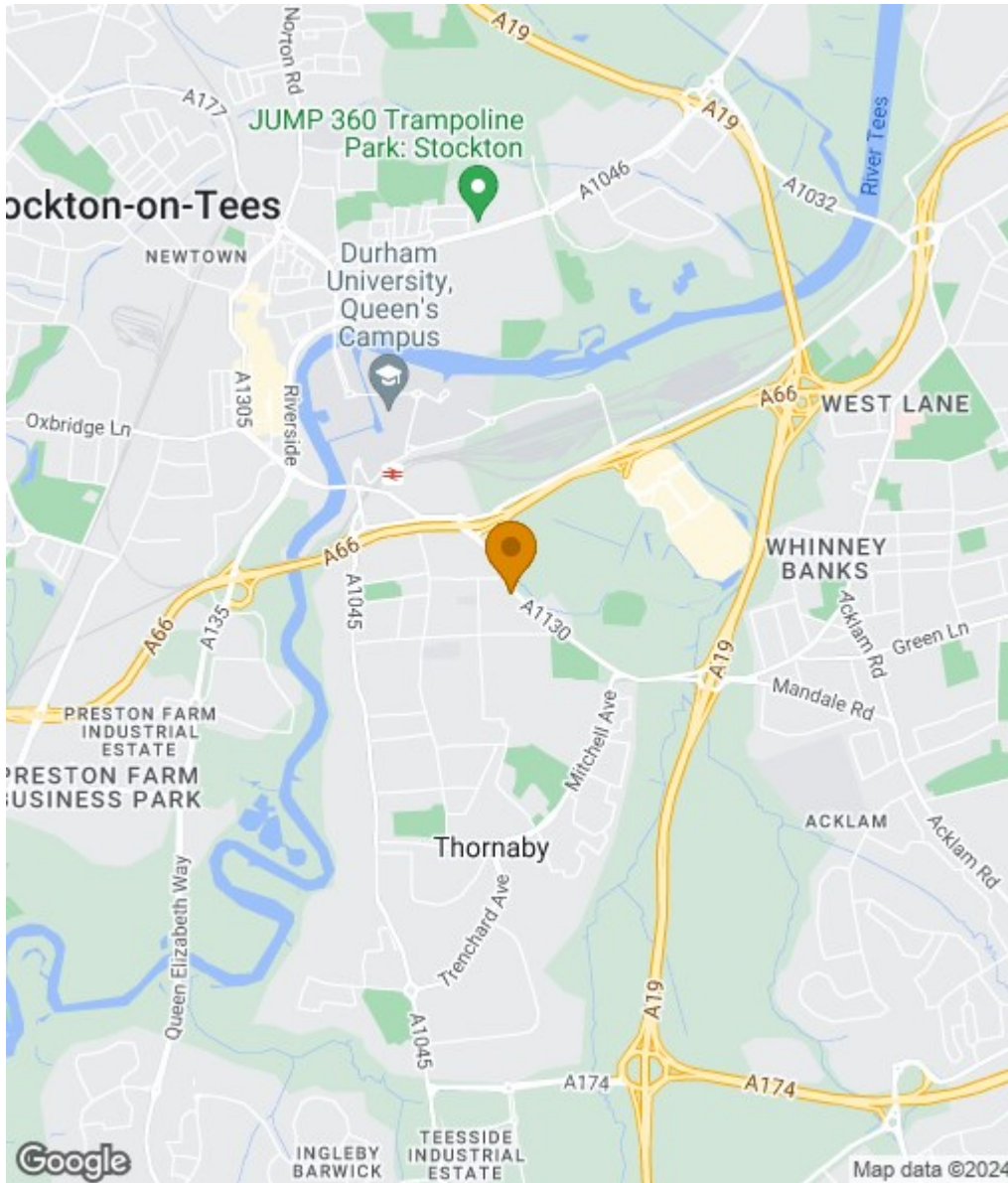
BATHROOM

7'11 x 6'4 (2.41m x 1.93m)

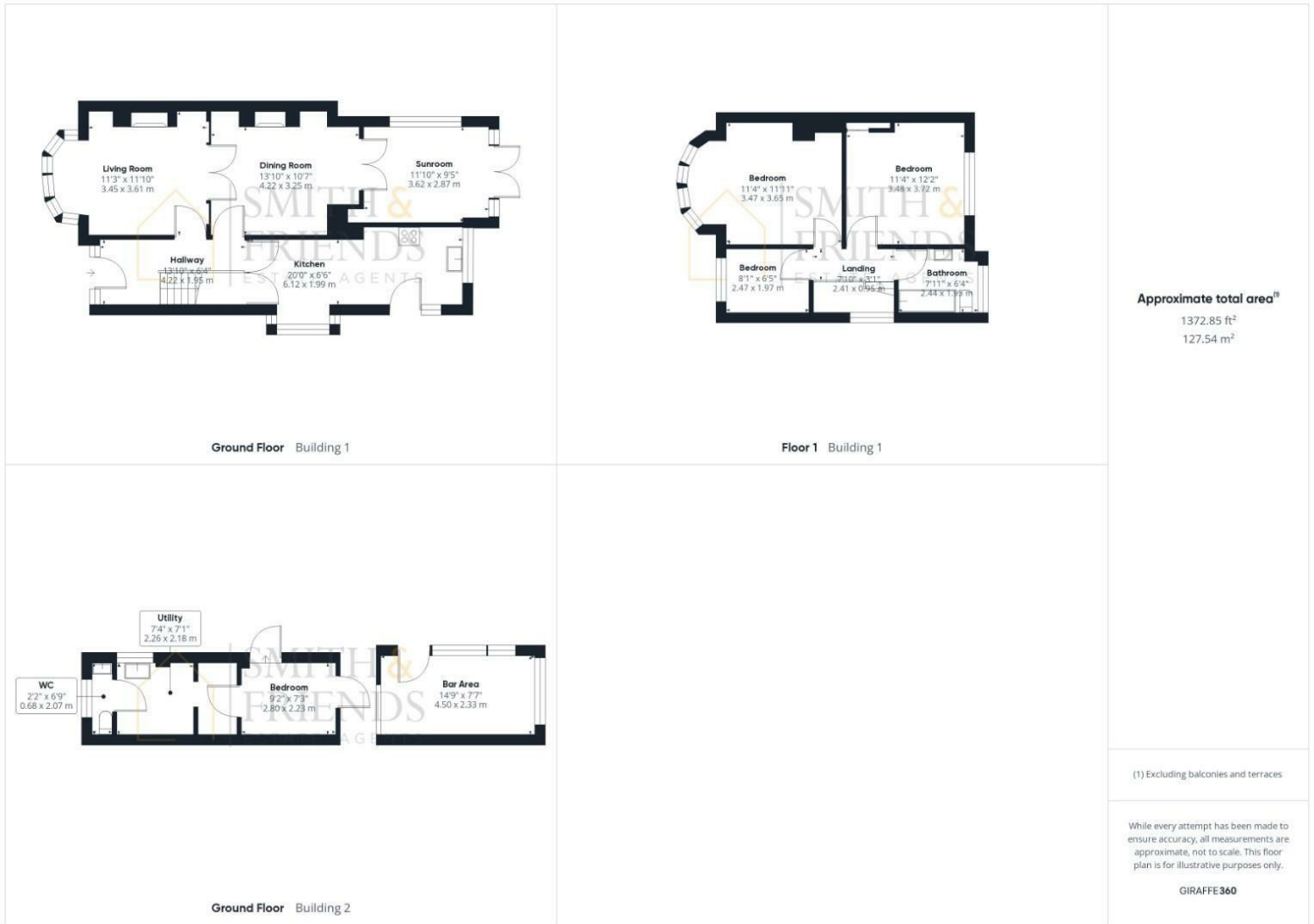
Bath, shower, WC, vanity wash hand basin, tiled flooring and spot lights.

OUTSIDE

To the rear of the property is a low maintenance garden giving access to a bar area, potting shed and utility/games room. The front of the property has an ample resin driveway giving plenty of off street parking for several vehicles.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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